



**TOWN OF ROCKY HILL
MEETING – ACTIONS TAKEN**

NAME OF PUBLIC BOARD OR COMMISSION	Planning and Zoning Commission
DATE OF MEETING	August 19, 2015
PERSON PREPARING	Eileen A. Knapp, Recording Secretary

MEMBERS PRESENT

1. Dimple Desai, Chairman	2. Victor Zarrilli, Secretary
3. Phil Silvestro, Commissioner	4. Giuseppe Aglieco, Commissioner
5. Carmen D'Agostino, Commissioner	6. William O'Sullivan, Alternate
7. Kimberley A. Ricci, Town Planner, ZEO, Special Constable	8.
9.	10.

MEMBERS ABSENT

1. Michael Casasanta	2.
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1st ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to close the public hearing **Approval of a Stipulation dated June 4, 2014 regarding the distribution of the Bond for Old Dividend Crossing** Subdivision and a proposal to Call the Bond for Old Dividend Crossing Subdivision, for the purposes of completing all on- site improvements and to repair site conditions within the designated Open Space and to set up the ownership thereof with the designated Open Space per the approved subdivision plan: Old Dividend Crossing, Old Dividend Road and School Street, Rocky Hill, Connecticut; Robert Chiulli, et al; prepared by Hallisey, Pearson and Cassidy, Job No. 421; Approved by the Rocky Hill Planning and Zoning Commission July 26, 2000 and revised through May 2, 2001. Motion was seconded by Commissioner Silvestro. All were in favor, MOTION CARRIED UNANIMOUSLY.

2nd ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to recess the public hearing for Special Permit/Site Plan Application for, Rakesh Patel, seeking approval for a retail liquor store of approximately 1,680 sq. ft. in Unit G of Pavilion West Shopping Center, property located at 632

Cromwell Ave., in Rocky Hill, CT., in a C-Commercial Zoning District until the September 2, 2015 meeting. Motion was seconded by Commissioner Silvestro. All were in favor, MOTION CARRIED UNANIMOUSLY.

3rd ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli for a **5-minute recess**. Motion was seconded by Commissioner Silvestro. All were in favor, MOTION CARRIED UNANIMOUSLY.

4th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to **come out of recess**. Motion was seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

5th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to **adopt the Agenda** eliminating Agenda item Special Permit/Site Plan Application for, Rakesh Patel. Motion seconded by Commissioner Silvestro. All were in favor, MOTION CARRIED UNANIMOUSLY.

6th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to approve the **Consent Agenda**. Motion was seconded by Commissioner Silvestro. All were in favor, MOTION CARRIED UNANIMOUSLY. The following item was approved on the Consent Agenda:

Minutes of July 15, 2015;

7th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to deny the Approval of a Stipulation dated June 4, 2014 regarding the distribution of the Bond for **Old Dividend Crossing Subdivision**; and a separate motion will be made on the proposal to Call the Bond for Old Dividend Crossing Subdivision, for the purposes of completing all on- site improvements and to repair site conditions within the designated Open Space and to set up the ownership thereof with the designated Open Space per the approved subdivision plan: Old Dividend Crossing, Old Dividend Road and School Street, Rocky Hill, Connecticut; Robert Chiulli, et al; prepared by Hallisey, Pearson and Cassidy, Job No. 421; Approved by the Rocky Hill Planning and Zoning Commission July 26, 2000 and revised through May 2, 2001. Motion was seconded by Commissioner Silvestro. All were in favor, MOTION CARRIED UNANIMOUSLY.

8th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to call the bond for **Old Dividend Crossing Subdivision** for the purpose of completing all on site improvements and to repair site conditions in the designated open space. Motion was seconded by Commissioner Silvestro.

A FRIENDLY AMENDMENT was made by Commissioner Aglieco to include the punch list dated June 24, 2015 and including all staff comments. Friendly amendment accepted.

All were in favor, MOTION CARRIED UNANIMOUSLY.

9th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to approve the Site Plan Application, **Broad Street Three LLC c/o Commercial Services Realty**, proposing a 1,500 square foot building addition with a new dumpster location and parking configuration at west side of existing building at 323 Cromwell Avenue in a C-Commercial Zoning District ID# 08-348 with the following conditions:

- No construction traffic to exit to the north of the property through the daycare. All construction traffic should exit to the south.
- That an equivalent amount of vegetation that is removed from the west side of the building be replaced.
- That the construction sequence be approved and monitored by Staff
- Upon certificate of occupancy there will be no storage trailers on site.

Motion was seconded by Commissioner Silvestro. All were in favor, MOTION CARRIED UNANIMOUSLY.

10th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to approve the Site Plan modification, **Richard W. Vicino**, proposing to modify Town Center West Plan, non-residential parcel, Building #200 to include a 1960 square foot coffee shop with a drive –thru and adding another drive-thru at the south side of the building and related site improvements at the southeast corner of West Street and Cromwell Avenue in a C-Commercial Zoning District including all staff comments and adding a condition that a sidewalk or another bicycle and pedestrian friendly connection be made between building 400 and 200. MOTION seconded by Commissioner D’Agostino.

A FRIENDLY AMENDMENT was made by Commissioner Aglieco to add a pedestrian walk from Buildings 100 and 200. FRIENDLY AMENDMENT ACCEPTED.

All were in favor, MOTION CARRIED UNANIMOUSLY.

11th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to adjourn the meeting at 9:55 p.m. Motion seconded by Commissioner D’Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

**DRAFT MEETING MINUTES TO BE AVAILABLE WITHIN SEVEN CALENDAR DAYS FOR
REGULAR MEETINGS AND WITHIN SEVEN WORKDAYS FOR SPECIAL MEETINGS.**